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THE CHAIRPERSON: Good evening,
everybody, and welcome to the May 4th, 2017
Architectural Review Board meeting. If you
would all please stand for the Pledge of
Allegiance.

(Whereupon the Pledge of Allegiance
was said.)

THE CHAIRMAN: Could you please call
the roll.

MR. GARCIA-BOU: Here.
MS. UHLE: Laura Raffiani.
THE CHAIRPERSON: Here.
MS. UHLE: Jennifer Nemecek.
MR. NEMECEK: Here.
MS. UHLE: Silvio Luca.
MR. LUCA: Here.
MS. UHLE: Enda McIntyre will not be
able to make it tonight.

THE CHAIRPERSON: First up on our
tomorrow evening's agenda is Application 17-10, 16
Green Meadow Road.

MS. LINHART: My name is Amanda
Linhart. This is Nadia Fonte. We're the

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Nadia will get them -- of what's existing, and, in general, you know, windows to match existing, et cetera. Okay.

THE CHAIRPERSON: When I looked at the front facade, I feel like that upper portion on the left there seems a little bit out of proportion with the portico, like kind of overshadows it a bit. It kind of makes it top heavy. Is there a reason that that whole window area like needs to be as large as it is?

MS. LINHART: The windows themselves?

THE CHAIRPERSON: Yes.

MS. LINHART: Probably not. One thing the owner did want, you know, a little bit more of the detail in the window, but we might be able to shrink the size of them slightly in terms of width and height.

THE CHAIRPERSON: So that maybe they kind of match up more with what's going on with the rest of the house on the second floor.

MS. LINHART: These two windows here?

THE CHAIRPERSON: Yes, and the one in the middle. It just looks --

MR. GARCIA-BOU: Are you arching those?

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windows because of the ceiling detail you have in the bedroom?

MS. LINHART: Yes. There's a very nice cathedral ceiling in the bedroom and obviously we want to accentuate that.

MS. NEMECEK: I agree with Laura, but I think one of the things you could do help balance the front is to make those columns a little bit more substantial.

MS. LINHART: Okay.

MS. NEMECEK: They look a little spindly next to the bump out.

MS. LINHART: So beefing up the columns but shrinking the windows?

MS. NEMECEK: Right.

MS. LINHART: Okay.

MR. GARCIA-BOU: What's the diameter on the columns that you have now?

MS. LINHART: Are they 8 inches columns? Eight inch. So I think we could bump them to 10 or 12.

MS. NEMECEK: Maybe you wouldn't have to shrink the window. You would have to take a look at it.

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MS. LINHART: Now, are these considerations that can -- how does -- this is my first time in Eastchester, so are these considerations that can be redlined for the next review, or how does this work in terms of moving forward?

MS. UHLE: We'll see what all the comments are, but typically what they'll do is make recommendations or conditions, and then if there's a lot, they'll ask you to come back with the drawings revised. If not, they'll make them conditions before you appear before the Planning Board. So you would just revise the drawings that you submit to the Planning Board.

MS. LINHART: Okay. Okay. That seems good.

THE CHAIRPERSON: We try our best not to make it a lengthy process --

MS. LINHART: Right.

THE CHAIRPERSON: -- But sometimes it's kind of hard to --

MS. LINHART: Right. Understood.

THE CHAIRPERSON: Certain changes need

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to be seen again.

MS. NEMECEK: And the stone is going to stay the same; right?

MS. LINHART: The stone is not changing, yes.

THE CHAIRPERSON: That's there already and it's staying in the same place?

MS. LINHART: Exactly, yes. We're not disturbing the stone.

THE CHAIRPERSON: Is the chimney going to be raised then or does it need to be raised?

MS. LINHART: No, it doesn't need to be raised. The ridge stays the same height, so the chimney comes right up to the ridge so that stays the same height.

MS. NEMECEK: Are you going to add any lighting to the front of the house?

MS. LINHART: Not any additional lighting then what's already there.

MS. NEMECEK: Okay.

MR. GARCIA-BOU: Are you going to have any light on the entranceway, the new entranceway?

MS. LINHART: Right now there's a
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light over the door existing, so we'll probably
either leave the light over the door or we'll
put a hanging light from the porch.

MR. GARCIA-BOU: The entry door, is
that a new door or are you going to keep the
existing door?

MS. LINHART: We're going to keep the
existing door.

THE CHAIRPERSON: So that's what it
looks like. It's kind of hard in the picture
to see what it looks like.

MS. LINHART: It's really hard to see
in the picture.

MR. GARCIA-BOU: Is that a dark wood?
MS. LINHART: It's a dark wood door,
yes.

THE CHAIRPERSON: And it does have a
window?

MS. LINHART: It has a window.

THE CHAIRPERSON: Any other comments,
board members?

(No comments.)

THE CHAIRPERSON: I would like to make
a motion to move application --

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MS. UHLE: To open the public hearing.

THE CHAIRPERSON: I'm sorry, yes,
that's what I meant. Excuse me. A motion to
open the public hearing for Application 17-10.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Is there anyone here
in the audience here that would like to address
this application; any questions for the
architects; any comments?

(No comments.)

THE CHAIRPERSON: I guess not. Then I
will make a motion to close the public hearing
for Application 17-10?

MS. NEMECK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Any further comments
from the board?

MR. GARCIA-BOU: I like what you've
done to the front. I understand why you did
the windows, because of the nature of the
ceiling conditions inside and it's a different

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MS. LINHART: I thought we were
suppose to be at the May meeting.
MS. UHLE: I meant May. I was
confused. Sorry that about that.
MS. LINHART: We were supposed to be
at last month’s meeting, and there was
discussion about whether or not we could submit
for a permit before the Planning Board; is
that --
MS. UHLE: No, that’s something you
would discuss with me personally. That
wouldn’t be in this forum.
MS. LINHART: Okay.
MS. UHLE: So what you would do is --
I’m so confused about what month we’re in --
you would submit for the May 25th Planning
Board meeting.
MS. LINHART: Okay.
MS. UHLE: Any other issues about the
meeting being cancelled previously, just call
and talk to me personally.
MS. LINHART: Will do. Okay, great.
THE CHAIRPERSON: So I would like to
make a motion to move Application 17-10 along
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1
2 to the Planning Board with a recommendation for
3 approval with the aforementioned conditions of
4 the columns and the windows.
5 MS. GARCIA-BOU: Second.
6 MS. LINHART: Okay. Thank you very
7 much.
8 THE CHAIRPERSON: All in favor.
9 (All aye.)
10 THE CHAIRPERSON: Next on the agenda,
11 Application 17-11, 120 Highview Avenue.
12 MR. IANNACITO: Good evening. My name
13 is John Iannacito. I’m an architect and I’m
14 representing Mr. and Mrs. Cornyn this evening,
15 the owners of the subject property.
16 We are proposing additions and
17 alterations to the existing single family
18 residence located at 120 Highview Avenue. The
19 proposed scope of work will include the
20 construction of a two story addition, which is
21 highlighted here in yellow, and a new portico
22 at the front of the existing residence. We’re
23 also proposing to construct a new second story
24 addition over the existing footprint.
25 Here I have the existing and proposed
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1 plans. On the first floor, the addition will
2 consist of an expansion of the existing living
3 room and the entrance hall with a new portico.
4 On the second floor, we will have three new
5 bedrooms and two new baths.
6 We have the elevations. On the front,
7 the two story addition and the new portico,
8 along with the second story addition, and then
9 on the side and rear of the second story
10 addition over the existing footprint.
11 I put together a rendering showing the
12 finishes. On the wall surfaces, we are
13 proposing HardiePlank lap siding in a slate
14 gray finish. I have a sample here. For the
15 stone veneer, we’re proposing a Delgado Stone
16 in a spruce mountain finish, which is also this
17 gray color. The brick veneer on the fireplace
18 on the chimney that needs to be extended will
19 match existing. The principal roof surface
20 with be an asphalt shingle in a slate finish.
21 I have a sample of the slate finish here. The
22 roof surfaces at the portico and at the gable
23 skirt here will be a standing seam metal in a
24 matt black finish. The windows will be vinyl
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1 clad in a white finish. The trim boards will
2 be AZEK in a white finish. I have a sample
3 here. The columns will also be painted AZEK in
4 a white finish. The gutters and leaders will
5 be aluminum in a white finish. The front entry
6 door will be fiberglass in a mahogany finish.
7 The railings will be aluminum in a black
8 finish. I have a sample of the railings also.
9 Thank you for your time. I’m happy to
10 answer any questions.
11 MR. GARCIA-BOU: Entryway lights? The
12 entryway lights, are there any?
13 MR. IANNACITO: Yes, I think we’ll
14 have down lights inside the portico here.
15 THE CHAIRPERSON: And the gutters and
16 downspouts, I’m not seeing them here.
17 MR. IANNACITO: I didn’t show them on
18 the rendering.
19 THE CHAIRPERSON: Are they on the
20 plans?
21 MR. IANNACITO: I can put them on for
22 the Planning Board. I didn’t show the leaders.
24 THE CHAIRPERSON: But white?
25 MR. IANNACITO: The gutters will be
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1. white, yes.

2. MR. GARCIA-BOU: Is that standing seam

3. roof on the entryway?

4. MR. IANNACITO: Yes, we have a

5. standing seam roof here at the front portico

6. and also on these gable skirts.

7. MR. GARCIA-BOU: Is that black?

8. MR. IANNACITO: Black in a matt

9. finish, which I have somewhere over here. Yes, here it is.

10. THE CHAIRPERSON: And the railing --

11. I'm sorry, I know you said it before --

12. MR. IANNACITO: The railing is going

13. to be an aluminum in a black finish to pick up

14. the black of the standing seam roof.

15. THE CHAIRPERSON: It should look nice.

16. This is on a corner; right?

17. MR. IANNACITO: It is, yes.

18. THE CHAIRPERSON: The side that we

19. will see --

20. MR. IANNACITO: Is this side here.

21. THE CHAIRPERSON: The right side

22. elevation?

23. MR. IANNACITO: Yes, and then they

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2. have a small detached garage with a driveway in

3. the back, and we're going to re-side that and

4. re-roof that to match the house.

5. MR. GARCIA-BOU: Are you supposed to

6. show a landscape plan?

7. MS. UHLE: That's required for the

8. Planning Board, not for the Architectural

9. Review Board.

10. MR. IANNACITO: The landscaping that's

11. shown on the rendering is not a direct

12. representation of what's going to be planted.

13. THE CHAIRPERSON: Not much remaining

14. from what is here really.

15. MR. IANNACITO: Well, if you look at

16. the elevations, I dotted in the outline of the

17. existing. So right now it does have a partial

18. second floor. The roof in the back slopes down

19. really low, so you only get rooms at the front

20. of the house. So in order to create 8 foot

21. ceilings throughout the second floor, we're

22. going to re-frame the entire second floor. The

23. first floor is pretty much exactly the same

24. footprint except for this little bump right

25. here in the front. That basically brought it

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THE CHAIRPERSON: All in favor.

The Chairperson: Then I would like to make a motion to move Application 17-11 along to the Planning Board with a recommendation of approval.

MR. IANNACITO: So the only condition is to show the leaders on the elevations?

THE CHAIRPERSON: Leaders and gutters, yes, and if there's any other like air conditioning, that kind of thing, the Planning Board make sure that there's for them, and the landscape designing, that goes to them as well, right, Margaret?

MR. IANNACITO: Well, this is a renovation, so there is no landscaping.

MS. UHLE: Yes, this is a renovation, so it doesn't require landscaping.

THE CHAIRPERSON: The next Application on the agenda tonight is Application 17-12, 215 Lincoln Place.

MR. IANNACITO: Good evening again.

Mr. Iannacito, architect. I'm representing Mr. and Mrs. Vincent D'Agostino this evening.

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Mr. D'Agostino is with me this evening.

We are proposing additions and alterations to the existing single family residence located at 215 Lincoln Place. The proposed scope of work will include the removal of a garage at the side of the property and the construction of a two story addition, and then we're going to reconfigure the second floor with a second story addition over the existing footprint also.

Here are the existing and proposed floor plans. On the first floor, the addition will include a new storage area at the front, a small mud room, and a new dining area off the existing kitchen. The rest of the first floor remains unchanged. On the second floor, we will have three new bedrooms and two new baths.

Here are the front and side and rear elevations. On the front here is the two story addition, and then the second story addition over the existing footprint. The front entrance will remain as existing and the bay window will remain also. The side here is the outline of the existing roof line and the

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MR. IANNACITO: No, this door is --
there is no change to the front.
MR. LUCA: So on the rendering the
door --
MR. IANNACITO: We won't have a porch
there.
MR. GARCIA-BOU: That's why I was
asking my question.
MR. IANNACITO: The door stays on the
front here. We'll have to revise that.
MR. GARCIA-BOU: On the side
elevation, left side elevation, you have an
existing window there that stays on your
elevation?
MR. IANNACITO: On the left side?
MR. GARCIA-BOU: Yes.
MR. IANNACITO: Here?
MR. GARCIA-BOU: No.
MR. IANNACITO: Yes, that stays -- oh,
yes, there should be a window there too. I
missed that one. I'll put it in for the next
go around. There should be a window.
MR. GARCIA-BOU: On both sides?
MR. IANNACITO: One side you won't see
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on the rendering. There is a window on both
sides, yes, existing.
MS. NEMECKE: Now, the bay window in
the front on the left-hand side, is that
existing?
MR. IANNACITO: One is existing and
one is new. So this is -- actually --
MS. NEMECKE: So they're going to stay
the same, because the one on the left --
MR. IANNACITO: Well, the roof line is
going to carry over.
MS. NEMECKE: Yes, that one is fine.
It's the one on the left that looks a little
lost.
MR. IANNACITO: Well, we weren't
planning on changing it.
MR. GARCIA-BOU: But you're extending
the one on the right.
MR. IANNACITO: The only thing we're
doing is extending the roof line over it. The
reason I did that is this one is not centered
on the window above and by just leaving it
floating without extending it, that wouldn't
look so good. So it's carrying that roof line
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across, the fact that they don't line up is not
as important.
MS. NEMECKE: Right.
MR. GARCIA-BOU: What's going on is
you're pulling that roof line to the one on the
right is calling for the other side to do the
same.
MR. IANNACITO: That roof line here?
Yes, we could.
MS. NEMECKE: Or maybe even what you
had on the previous house, which was that
metal, to make it a little more substantial at
the top of the bay window.
MR. IANNACITO: Here?
MS. NEMECKE: The bay window.
MR. IANNACITO: Just the bay?
MS. NEMECKE: Yes.
MR. IANNACITO: We could add metal
there, I guess.
MS. NEMECKE: It just looks a little
tiny.
MR. IANNACITO: It's existing.
MS. NEMECKE: I know.
MR. LUCA: Maybe if you do something
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MR. IANNACITO: Okay.
The CHAIRPERSON: I think it looks okay.

MS. NEMECEK: You like it?
The CHAIRPERSON: Yes, I'm okay with it.

MR. IANNACITO: I mean, I think it's nice to have it a little bit different on two sides. This is a more vertical piece on this side where it's a two story space and then this is divided with the roof line instead of trying to have the same look on both sides.

MS. NEMECEK: I think what else is throwing us off is the door is hidden. So I think when the door comes up --

MR. IANNACITO: Pushed in in the front here, yes.

MS. NEMECEK: -- It's going to have a lot more interest.

MR. IANNACITO: I think if we have to add a metal finish to that, it's fine, but I don't think we need to add the roof here.

MS. NEMECEK: No.

MS. UHLE: Maybe he should look at

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alternatives to make it look more substantial.

MR. IANNACITO: Well, the most we can do is just add a metal roof on top. I mean, we could increase the overhang a little bit and flare it out, as Silvio suggested, that's another option. I think the entrance is what the focal point is. We don't want to make the bay window the main point on this.

THE CHAIRPERSON: And once the door comes forward and the window on the side is added, it will look a lot different.

So I would like to make a motion to open Application 17-12 to the public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Is there anyone here to make any comments or have any questions for the architect on this application?

(No comments.)

THE CHAIRPERSON: I would like to make a motion to close Application 17-12 to the public hearing.

MR. GARCIA-BOU: Second.

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THE CHAIRPERSON: All in favor.

MR. IANNACITO: I was just going to ask what the recommendations were; just the roof? Look at different options for the roof on the bay window?

THE CHAIRPERSON: Yes.

MS. UHLE: So far that's it.

MS. NEMECEK: And the rendering has to have the door.

MR. IANNACITO: Yes, I'll get the rendering redone, yes.

THE CHAIRPERSON: Any other comments?

MR. GARCIA-BOU: No.

THE CHAIRPERSON: So then I would like to make a motion to pass Application 17-12 along to the Planning Board with a recommendation of yes with those comments noted about the bay window and the door coming forward on the rendering.

Next up we have Application 17-05, 297 Main Street. Good evening.

MR. COSTELLO: Good evening, members.

My name is Patrick Costello. I am a co-owner

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of 297 Main Street here in Eastchester. The other co-owner is Susan Lukowicz, and our project manager on this particular matter is going to be Dennis Soriano.

This relates to -- again, if you look at this home, it's a single -- well, it's a mixed use. As you know, this is a single family home with a storefront, and the idea is to convert the store to a one bedroom apartment. We are going to extend the front out about 7 and a half feet, which will then increase the square footage by about 136 square feet. With that, we will, based upon what we've presented to the board, the front of this store essentially will become like a smaller version of the house. So it will be a two family dwelling. The only difference would be that we would just have a bit of an A frame pitch, the shingling on the roof would be exactly the same, together with the brick is going to be the same as the house, and then the stucco on the upper part of the extension would be the same as the house itself, and then on the sides we'll have to put in two windows.

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If you look at some of the photographs that we have, this is the right side of the house -- I'm sorry, of the storefront. Going up, there will be two windows that will go along going up toward the house. They will be double hung windows. Then on the other side where the driveway is, there's a current window and we'll add another window. So we'll have two double hung on the other side as well.

That is it in a nutshell.

MR. GARCIA-BOU: What are those two chimney like on your drawings, on your elevation, proposed elevations?

MR. COSTELLO: Those are the existing columns that are at the storefront.

MR. GARCIA-BOU: Okay.

MR. COSTELLO: If you look at one of the photos that we have, this is right side of the --

MR. GARCIA-BOU: That one is remaining?

MR. COSTELLO: That will remain.

THE CHAIRPERSON: The new roof will hit just underneath that flange there on the DINA M. MORGAN, REPORTER

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column kind of?

MR. SORIANO: Yes. It's going to be just a little piece of those two columns hitting up above the new roof.

THE CHAIRPERSON: And those columns will now be in red brick or they're going to be in the brick that's there?

MR. COSTELLO: They're going to remain as they will.

THE CHAIRPERSON: So then the red brick just will be on the front facade, the new front facade?

MR. COSTELLO: It will at the bottom. Basically, this will be like a mini version of the house as far as aesthetically. The upper portion will be -- you see the house is a beige stucco, and the upper portion of the extension where the apartment will be will be a beige stucco, and then the bottom will be the brick similar to the main house.

MR. LUCA: The walkway on the right side that leads to the main house, is that two steps up from the finished floor of the proposed apartment right from the curb?

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MR. COSTELLO: So up on the garage door something hanging over a little bit?

MR. LUCA: If the door could be shifted over to the right so it's not so close to the windows, and then maybe introduce some kind of gabled roof line even if it projects just 18 inches on brackets.

MR. SORIANO: Okay.

MS. UHLE: A separate gable over the front door?

MR. LUCA: Yes, something. It kind of looks like a garage converted into something.

MS. NEMECEK: Yes.

MR. SORIANO: Okay.

MR. LUCA: Is that going to be beyond the property line, the portico?

MS. UHLE: Oh, you mean the portico.

Yes, because it has a zero -- that's correct, yes. It's right at the property line.

THE CHAIRPERSON: But maybe the dormer -- this could be over the door not over the windows. Do you know what I mean? Just to make the door seem more important as an entrance. Maybe by doing that and just kind of

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distributing that window, you know, either in two pieces or two but over to the left and just like --

MR. COSTELLO: So essentially making more of a gap and bringing this over and the windows over to the left?

THE CHAIRPERSON: I think you could even leave the door where it is but create some drama around that. Maybe, you know, the roof line be more accentuated over the door rather than over the window.

MR. SORIANO: Okay.

THE CHAIRPERSON: And then center the window between the door and the end of the building.

MR. COSTELLO: The left side here.

MR. SORIANO: Okay.

THE CHAIRPERSON: Just kind of create something and maybe somehow if it works that the two end pieces are equal.

MR. SORIANO: Over the roof peak kind of thing?

THE CHAIRPERSON: The two pieces of the facade between the edge of the building and

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MR. SORIANO: No. This door is built on a slab, no cellar underneath it.

MR. GARCIA-BOU: No, I'm saying is it the same level because I see a door there?

MR. COSTELLO: You're saying the existing cellar of the house?

MR. GARCIA-BOU: Yes. Is it the same level?

MR. SORIANO: It is.

MR. COSTELLO: It's the same level.

THE CHAIRPERSON: But it won't be connected, I guess? Is it connected there?

MR. SORIANO: There is a doorway that goes through from the back of the store to the boiler room. So we're going to either close it or just install a double door there.

MR. GARCIA-BOU: What is the little room that goes into the back room?

MR. SORIANO: That's where the existing bathroom is now for the store, but we're going to convert that to its own little utility room with a boiler, water heater, and a washer and dryer.

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you were able to do that, then center the window and work on the symmetry of that front elevation. If you're not able to do that, modify the front elevation to accentuate the door and also to have better symmetry with regard to the relationship between the door and the windows and the gable roof, which would mean moving the door to the right, the window to the left, having those features centered on the front facade, and then modifying the roof line. The other one was lowering the brick to the water table under the sill of the front window. That was it.

THE CHAIRPERSON: So do you feel we could move it along to the Planning Board; are we okay with that?

MS. NEMECEK: Yes.

THE CHAIRPERSON: So I would like to make a motion to send Application 17-05 along to the Planning Board with a recommendation for approval with those conditions being met. All in favor.

(All aye.)

THE CHAIRPERSON: We didn't second that.

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MR. GARCIA-BOU: Second.

MR. COSTELLO: Thank you.

MR. SORIANO: Thank you.

THE CHAIRPERSON: Please make some revisions based on those comments so that the Planning Board has them along those lines.

MR. SORIANO: Going to the architect tomorrow if they'll see me.

THE CHAIRPERSON: Next up, Application 17-14, 490 New Rochelle Road.

MS. UHLE: You can give those to Michael. Thank you.

MR. BRANDES: Hi, I'm Leonard Brandes. I'm the architect for the owners of 490 New Rochelle Road. There are several things that are going on with the building, not too many crazy things.

Way back in the Eighties, it was modernized in the front by adding vertical aluminum siding across the whole front of the building covering all the brick and stucco and trim work that's existing on the building. Our new version, we would like to bring it back to
the existing by uncovering all the brick and
masonry, redoing the stucco and brick work on
the area to match the existing so the brick
will match the existing, and also Chester
Heights Pastry Shop is apparently no longer
going to be a tenant there, we want to make the
first building a small corner and this building
into one space so we get rid of all the little
doors. It makes it more of an interesting
space as well.

On top of that, we want to do the
signage, which will be uniform signage for the
whole building so everybody has the type of
sign, same size, same type of lettering, font,
etcetera. That will go for the whole building.
Also, if we get a new tenant, they don't have
to change all that, just change the letters.
It will be easier.

Plan wise what we're looking at doing
is taking out this door and making it a new
window across the front over here so these two
spaces can be combined. They're all very
narrow. Having a 34 foot on the corner would
make a lot of sense for this building and give
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MR. BRANDES: That is actually
existing.

MS. NEMECEK: What's it made out of?

MR. BRANDES: It's a terra cotta
piece.

MR. GARCIA-BOU: The aluminum windows,
the colors there --

MS. UHLE: I need you to be at the
microphone. Thanks.

MR. GARCIA-BOU: The windows are
aluminum, the color?

MR. BRANDES: The existing are
aluminum. It's aluminum right now. We're not
changing all the windows, it's out of our
budget right now, so the new will match the
existing. The color font we want to use on the
lettering is the Times New Roman.

THE CHAIRPERSON: On the signage?

MR. BRANDES: On the signage.

THE CHAIRPERSON: Okay. The signage
does have to come before the sign committee for
each individual one. It could come as a
package, but it does have to come before us for
that separately.

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MS. NEMECEK: Can we see your
rendering? Thank you.

MR. BRANDES: The colors for the sign
that we want to use, the background is a dark
gray and a soft gold for the lettering.

MS. NEMECEK: So this trim piece, is
that existing underneath?

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MR. BRANDES: Thank you.
THE CHAIRPERSON: So it seems like on the plan, the proposed front elevation, that detail that you uncovered goes all the way across but then it seems like it just stops.
MR. BRANDES: No, it's a shadow. It's a shadow when you're doing the program unfortunately. We're going to continue this all across. It's all going to be replaced. We want it continuous. We want to really make the building nice.
THE CHAIRPERSON: Back to what it was really.
MR. BRANDES: Yes.
MS. NEMECEK: What about lighting, are you going to add any lighting?
MR. BRANDES: We're not planning on any lighting on the exterior of the building at this time.
MS. NEMECEK: Not even for the signs?
MR. BRANDES: Not at this time. The owner said that he's not really sure he wants to do that. I mean, putting the signage on the outside and having the loops -- there seems to
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be enough light in the neighborhood and using the light gold seems to be more than enough to be able to recognize it in the evening.
THE CHAIRPERSON: Any other questions from the board?
MS. NEMECEK: No.
THE CHAIRPERSON: Okay. I would like to make a motion to move Application 17-14 along to the -- make a motion to open the public meeting, excuse me. I'm having a hard time with that tonight.
MR. GARCIA-BOU: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
THE CHAIRPERSON: Is there anyone here who would like to speak about this application or have any questions?
(No comments.)
THE CHAIRPERSON: And we will close that meeting right up. I would like to make a motion to close the public hearing for Application 17-14.
MR. GARCIA-BOU: Second.
THE CHAIRPERSON: All in favor.
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also the same brick as the front elevation.
The railings are black metal railing, and we do
have an accent copper roof over the little bump
out window in the front.

Any questions?
MR. GARCIA-BOU: Is the brick around
the -- the accent brick that you have around
the windows and all over the place, is that a
different brick?

MR. MAIORANO: It's the same brick, it
just in the elevation looks different because
it's soldier course. As well as above the
garage to ease up that height we also did a
soldier course in a herringbone pattern to kind
of give it some character.

THE CHAIRPERSON: But it's all this?
MR. MAIORANO: Yes, exactly, it's all
the same brick.

MR. GARCIA-BOU: Garage doors are?
MR. MAIORANO: Yes, the garage doors
there's a Clopay Coachman collection, it has
wood grain composite overlay, and it can be
stained to match the color of the front door.

THE CHAIRPERSON: And the front door
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same color as the trim, and then the stucco
will kind of come right up to it. It's a nice
clean finish.

MR. GARCIA-BOU: The entranceway, is
that a standing seam roof in that little piece
there?

MR. MAIORANO: In the small piece,
yes, to go with the bay.

MR. GARCIA-BOU: Is that set back or
is that flush?

MR. MAIORANO: It's inside the gable,
but it does pop out like 6 inches or so to give
like a detailing of the front entry instead of
just a flat porch.

THE CHAIRPERSON: Then that little
triangle is like flush, right, above it?

MR. MAIORANO: Exactly, yes.
MR. GARCIA-BOU: Is that bluestone
steps on the entranceway?

MR. MAIORANO: Yes, and the bottom
portion will be the same brick, and then
flagstone walkway and bluestone treads leading
to the driveway.

MS. NEMECEK: Is that your material
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is?

MR. MAIORANO: It's the same thing,
it's a Therma Tru composite wood grain overlay
doors that can be stained as well.

THE CHAIRPERSON: So this is
completely new construction; yes?
MR. MAIORANO: Exactly, yes.
THE CHAIRPERSON: So there is a
landscape plan?

MR. MAIORANO: Yes, there is a
landscape plan. This is what the house looks
like with the neighboring residences as well.

THE CHAIRPERSON: That's helpful.
MR. MAIORANO: It's on a slope, so
again, the existing driveway is on the
left-hand side, we took advantage of that.

It's a larger lot than the houses adjacent to
it. Across the street, there's a very similar
house that has that kind of similar
composition, number 135 across the street.

MR. LUCA: The banding around the
windows on the side and rear elevation, is that
stucco as well?

MR. MAIORANO: That's AZEK painted the
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(All aye.)

THE CHAIRPERSON: And is there anyone here for this application? Surprise me. Somebody is here. Welcome. Please come up to the microphone and state your name and address.

MR. GUASTAFESTE: Hello. I just have a couple of questions about the --

THE CHAIRPERSON: If you would just state your name and address.

MR. GUASTAFESTE: Anthony Guastafeste, 133 Boulevard.

THE CHAIRPERSON: So you're near the property; right?

MR. GUASTAFESTE: Across the street.

THE CHAIRPERSON: Across the street.

Okay, very good.

MR. GUASTAFESTE: I haven't seen this, so this is all new. I'm just wondering is this construction going to require any variance from any lot size, ratio, house size?

MS. UHLE: No. It fully complies. In fact, the lot size is oversized for that neighborhood. Otherwise, no variances are required.

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MR. GUASTAFESTE: Will it be closer to the road than the existing house is, the setback?

THE CHAIRPERSON: That street-scape --

MR. MAIORANO: Actually, it will be further back. This outline is the existing porches and the house. So it will be further away from the street.

MR. GUASTAFESTE: In your elevation --

THE CHAIRPERSON: The street-scape?

The one where you see the three in a row kind of?

MR. GUASTAFESTE: Yes. It's almost as high, actually, as the house next to it at the higher elevation.

MR. MAIORANO: Yes, but that house is only a story and a half.

THE CHAIRPERSON: And at that point that one is two stories, yes. Margaret, what's the ridge height?

MS. UHLE: You're allowed to be 33 feet to the highest point on the ridge.

THE CHAIRPERSON: And you are?

MS. UHLE: We have it in the meeting.

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have two tier stone retaining walls with landscaping buffers inside of the walls, they're 4 feet high, and they'll step back inside the left portion of the property and it goes into the grade.

ROHIT: Gotcha. So from my side I see two step 4 feet walls?

MR. MAIORANO: Yes, with landscaping in between the two walls.

MS. NEMECEK: And what are those walls made out of?

MR. MAIORANO: It's a stone retaining wall, natural stone retaining wall.

ROHIT: So in this rendering the wall is right here?

MR. MAIORANO: Exactly.

MS. UHLE: Adamo, could you actually, the resident should ask the questions to the board, and then if you answer -- you're doing fine -- Adamo, if you could answer into the microphone. You're kind of having a personal conversation the rest of us can't hear. You can answer his questions but into the microphone so that we understand it too.

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MR. MAIORANO: If you're understanding what's going on, we're trying to raise the grade so it's not as -- you know, it will drop about 4 feet down but there will be two 4 foot high stacked retaining walls in the back of natural stone.

THE CHAIRPERSON: Along with some landscaping you said; right?

MR. MAIORANO: Exactly.

THE CHAIRPERSON: This is the one that had the landscaping plan?

MS. UHLE: Adamo, I'm not sure, you may have this in here, but for the Planning Board if you could do just a little cross section on either side with those retaining walls, because this is similar to the house that was on Corwood and that was a little confusing to board members and to residents. So I think this you do a cross section, then the adjacent neighbor would understand what he would be looking at.

THE CHAIRPERSON: As well as the board.

MS. UHLE: And the board, yes.

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was completed which was not included in that
previous application. The work that needs to
be legalized is a one story addition at the
rear of the property behind the existing
kitchen, highlighted with this hatch here, and
some concrete block walls that were built along
the property line on the side and the rear on
the second story.

Here we have the first floor plan, and
the area in question here is this back room
destroyed a few years ago. On the upper
level, storage which was previously used as outdoor
storage which was partially covered with a
replacing roof structure. So during the
course of construction, concrete block walls
were built up and a roof was built over that
space to create a dry interior storage area.

On the second story, concrete block walls were
built along the side and rear property lines to
better conceal some of the rooftop equipment.

So the work that we’re asking to
legalize also required a referral to the Zoning
Board, and we did present to the Zoning Board
and area variances were granted on April 13th,
2017 for the following variances: The first

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It's gray?

MR. IANNACITO: I'm sorry.

THE CHAIRPERSON: It's not brown, it's

gray?

MR. IANNACITO: It's a gray; right?

MR. HYNES: On the main body is gray

and on the cornice and on the trim it's brown.

MR. IANNACITO: Oh, it is. So it's

brown. Okay. Then on the rear, the concrete

block -- right now they're not completely

finished because the work was stopped before

they had an opportunity to finish it, so they

will go back and align the tops of the walls

that had been completed and those walls will be

stuccoed to match the rest of the building.

MS. NEMECEK: Will the lights be

replaced too?

MR. IANNACITO: Yes. We're going to

go back to the original approved lights.

Currently, they're a little different than what

was originally approved, so they will install

the lights that were approved in 2015.

MS. NEMECEK: Weren't you supposed to

have lights at the bottom?

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MR. IANNACITO: The signage panel has lights that shoot down --

MS. NEMECZEK: Okay.

MR. IANNACITO -- Onto the stone facade and those are there.

MS. NEMECZEK: Okay.

MR. IANNACITO: So I think from what it is today and with the expanded cornice that we're proposing, I think we get pretty close to what the original facade was when you look at them side by side. We've gotten it back to pretty much what it was except for that front entrance not being centered on the facade.

THE CHAIRPERSON: Do you know what the projection was on the original of the cornice, like that whole piece on the top?

MR. IANNACITO: Yes. It's noted here that the projection was -- originally it was 1 foot 8. It's dimensioned 1 foot 8 and 3 quarters, and it's been increased to 2 foot 6. It's being pulled out to create some more --

THE CHAIRPERSON: I'm sorry, where are you pulling that number from, the 1 foot --

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THE CHAIRPERSON: It's on the detail.

MR. IANNACITO: Right at the top. So you got a 2 foot 6 dimension at the very top, that's the new projection, and then right below that it was 1 foot 8 and 3 quarters, that was the old projection. So we pulled it out in order to create this other band of trim below and increase the height of the overall cornice.

THE CHAIRPERSON: Okay. It needed that for sure.

MR. GARcia-BOU: It increases by 10 inches?

MR. IANNACITO: 1 foot 6 -- 1 foot 6 and a half.

MS. UHLE: You probably saw this in your meeting notes, but the Planning Board was frustrated that the facade wasn't constructed the way it was originally approved, so they did say they wanted to have the ARB work with the applicant as much as possible so that it looked as close to the original as possible. I saw a number of iterations, and this is the closest that I've seen so far without actually having

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THE CHAIRPERSON: I'm not really seeing it on the photographs, but are there windows on that very upper --

MR. IANNACITO: Yes. On that clear story?

THE CHAIRPERSON: Yes.

MR. IANNACITO: Yes, there are windows up there.

MS. UHLE: There are windows but they're not the divided lights. You mean are there windows or do you mean are there divided lights?

THE CHAIRPERSON: Are there windows there. You can't see them in the photos.

MR. IANNACITO: Yes, because when you're standing down on the street, you don't really see them. You'll see them from Mill Road. When you leave tonight, you could probably see them if it's glowing up there if the lights are on.

MS. UHLE: In the original approval, were the first floor windows and doors that green?

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MR. IANNACITO: I think they've been changed since that photograph has been taken.

MS. UHLE: Oh, okay.

MR. IANNACITO: They're dark now.

MS. UHLE: They're dark now. Okay.

7 So they match the brown, not the green?

MR. IANNACITO: They match, yes. That photograph was taken probably when we first started this with the Planning Board. I can get an updated photo for the Planning Board.

MS. UHLE: Are the railings changing as well or those are the same railings outside of the windows on the second floor?

MR. IANNACITO: I'm not sure if the -- did they have that little space? Let me look at the picture. They probably don't have that extra divided piece on the top.

MR. GARCIA-BOU: The railings are different than --

THE CHAIRPERSON: Than the proposed.

MR. GARCIA-BOU: Than the proposed.

MR. IANNACITO: Yes, they don't have the -- this line here.

MS. UHLE: The flare in them.

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MS. NEMECHEK: Also, in this photo it looks like they bow out a little bit at the bottom.

MR. IANNACITO: They do flare out a little bit at the bottom.

MS. NEMECHEK: But these ones look straight.

MR. IANNACITO: Those are straight.

I'll revise the drawing to match the existing because we're going to leave those.

MS. UHLE: What was originally proposed didn't have that flare in it.

MR. IANNACITO: It didn't have the flare, no.

MS. UHLE: So what are you proposing now?

MR. IANNACITO: We're going to keep the flare.

MS. UHLE: You're proposing to keep the flare?

MR. IANNACITO: Yes.

MR. LUCA: I think that looks nice actually.

MR. IANNACITO: Yes, the flare is a

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MR. GARCIA-BOU: The electrical feed.

MR. IANNACITO: Oh, those two pipes along by the side of the door there on this side?

MR. GARCIA-BOU: Yes.

MR. IANNACITO: Yes, that's the electric coming in. I mean, those can be painted. I'm not sure, where does the wire -- the wire comes from underground and then it shoots up there?

MS. UHLE: When the utilities were put underground a few years ago, unfortunately that's how the utility came in and connected to all the buildings.

MR. IANNACITO: That was there. They didn't do that for this application. That was there before we did these renovations.

MR. GARCIA-BOU: Maybe you should do something with them, paint them or something.

MR. IANNACITO: Yes, we can paint them.

THE CHAIRPERSON: Those are all over Route 22.

MS. UHLE: In the town center.

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THE CHAIRPERSON: It's like so disturbing. They did so much to improve it and then this just made it look worse. All for making the convenience of the utility companies who just kind of do whatever they want. They don't have to get access to buildings, so they -- whatever. It still looks very unpleasing, those little bouquets of electrical wires.

MR. GARCIA-BOU: Put some plants to grow on them.

THE CHAIRPERSON: I wish. Cover them.

MS. UHLE: Do you want to open the public hearing?

THE CHAIRPERSON: I'll open the public hearing, yes, for this. I would like to make a motion to open the public hearing for Application 17-02.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Is there anyone here who wants to -- have any questions about this application, speak about it, comments? No?

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THE CHAIRPERSON: Then we will make a motion to close the public hearing for Application 17-02.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: So this is acceptable or not to the board?

MS. NEMECKE: I'm not keen on the bowed railing. I think the straight one looks better. I'm looking forward to seeing the bigger lights, because those tiny lights are really too tiny.

THE CHAIRPERSON: Is that what you're proposing?

MR. IANNACITO: We're going to go back to the original.

THE CHAIRPERSON: Original Lighting?

MR. IANNACITO: Approved lighting, yes.

THE CHAIRPERSON: I also just have one comment regarding the railing and some of the things that I see here. I know this is an old

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photo, but there's like banners up there and stuff. Those kinds of things are not something you could just throw up whenever you please. I know many businesses in town do it. Sometimes they get violations from the sign enforcer, sometimes not, but we really would appreciate it if you didn't do that without some sort of -- there's permits for temporary signage and obviously permits for your regular signage. So please try to honor that and, you know, don't put anything up there that has not received a permit for it because it just looks kind of straggily. Then what happens, too, is sometimes people just leave them up for so long they start to fall apart. Temporary is temporary.

There is a time limit and there is a size limit in what you could do. The sign enforcer can give you permits for the temporary ones, you don't have to come before the sign committee to do that so it's not like it takes a long time, but just try to stick with that. I do also prefer the originally proposed railings.

MS. NEMECKE: And also on your proposed facade there seems to be like a

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framing that's not in the approved.

MR. IANNACITO: The framing is there now.

THE CHAIRPERSON: The framing is there now.

MR. IANNACITO: We were planning to leave that, and that would become the lowest portion of the cornice here.

MS. NEMECEK: I guess it will fit better when you have the cornice on. I don't like the bowed railing. I think it looks a lot cleaner with the straight.

MR. GARCIA-BOU: The bowed railing looks a lot more residential than commercial.

MR. IANNACITO: Okay. So we'll leave the railing the way it is.

MS. NEMECEK: And now --

MR. IANNACITO: I mean as it was approved.

THE CHAIRPERSON: As it was approved.

MR. IANNACITO: So I don't have to revise my drawing, which is great.

MS. NEMECEK: Even though it's painted green in the photo, they've been painted now.

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the brown to match the framing trim?

MR. IANNACITO: Painted green?

MS. NEMECEK: The windows and doors.

MR. IANNACITO: They've all been replaced. So all the windows and doors on the lower floor they match everything else.

MS. NEMECEK: Okay, brown. Okay.

MS. UHLE: So you will provide an updated photo.

MR. IANNACITO: I'll get an updated photo. Then we just have to figure out a color for those pipes in front there, whether they're going to be the brown or if they're going to be something blends in with the stone.

MR. GARCIA-BOU: Plant some ivy or something.

MR. IANNACITO: Grow something up there.

THE CHAIRPERSON: It's just such a shame, those things. I know it's not your fault, that's for sure, that part of it. I wish that there was something else that the town can do, but it's the utilities and they have their own set of rules that they seem to

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go by.

All right, so our consensus then is to change the railings, change the lights as you have proposed to go back to the old ones.

MS. UHLE: Basically you're approving exactly what's being shown on this drawing.

MR. IANNACITO: Basically the things I have is, I have a note about painting those utility lines, address the flashing at the adjacent property, and update the photos.

MS. UHLE: Then otherwise just submit the drawings you have.

MR. IANNACITO: The railings are going to stay just like that.

THE CHAIRPERSON: And the railings go back to the proposed.

MS. UHLE: What we're getting confused about is the drawings --

THE CHAIRPERSON: What's on the drawings, not what's on the photo.

So I would like to make a motion to send along Application 17-02 along to the Planning Board with a recommendation for approval with those conditions met.

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MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

MR. IANNACITO: Thank you.

THE CHAIRPERSON: So I believe that's the last item on the agenda tonight. I would like to make a motion to close -- oh, no, one more? I'm sorry.

MS. UHLE: The last item on the agenda -- are you here for 10 Morgan Street?

MALE SPEAKER: Yes.

MS. UHLE: It was adjourned when the agenda was published.

MALE SPEAKER: I've been sitting here for two hours.

MS. UHLE: I'm sorry, we weren't aware of that. The agenda can change and things are listed as adjourned.

MALE SPEAKER: What does that mean?

MS. UHLE: It means there was additional information required from the applicant, so it should be on the June 1st meeting, the next meeting which is on June 1st. I'm sorry, we didn't realize you were here for

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that agenda item.

MALE SPEAKER: There is some confusion
in the neighborhood, because they moved in a
backhoe yesterday on the property, they're
telling people they're going to start digging
tomorrow, and they've already had the
backhoe -- I think this is the third time
they've had the backhoe on the property. So
there is a lot of confusion between the
neighbors in the neighborhood. There is a lot
due to the building itself being a
multi-family given the traffic concerns in
Waverly, given that what we're dealing with
down on Marbledale, on Jackson, it's like
living in a war zone with all the construction
going on.

MS. UHLE: My understanding, and the
building inspector can explain more, was that
with regard to any excavation that's going on
there, it's exploratory with regard to where
rock is because they're not sure whether if
they build they could have a basement or not;
is that true, Jay?

MR. KING: Yes.

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MALE SPEAKER: Do they have a permit
to excavate?

MR. KING: They do. 30 days.

MALE SPEAKER: Did they have a permit
to excavate when they started?

MR. KING: They got the permit
yesterday or today.

MALE SPEAKER: Before that there was
no permit, so the digging they did --

MR. KING: I don't know what they've
done.

MALE SPEAKER: Well, they were digging
there, so do they face any consequences?

MS. UHLE: Well, again, it depends on
what they were doing and we can go out and
investigate. As Mr. King said, I guess he
issued a permit to allow them to do some
exploratory excavation with regard to rock.

They are required for any new construction to
do deep hole tests, which is to address storm
water drainage issues. That they did not need
a permit for, but it's a requirement before
they go to the Planning Board that they address
potential drainage issues in the neighborhood.

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So those are they dig deep holes to understand
soil conditions, and that has to be witnessed
by one of our consulting engineers. They are
proposing a two family house. The reason that
it was adjourned from this, the applicant
submitted an application, they notified
neighbors, which they're required to do, but
when we reviewed the application, there was
still some pretty significant information that
we felt was missing. I'm very sorry we didn't
make that announcement at the beginning of the
meeting because we should have thought that
there might be people here. In fact, when we
posted the agenda, it was adjourned from the
day we posted the agenda when we realized that
the information was not sufficient. So the
best case scenario for them is they'll be on
the next agenda here, which is June 1st. That
would be a public hearing, and then if all went
correctly, they go to the Planning Board where
they do talk about the aesthetics of the
architecture and then storm water drainage and
landscape plan, et cetera. It is a permitted
use, though, so it's going to be difficult to

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MS. UHLE: That's something you really can address and this board can really address. I just like to be truthful with people about whether a use is likely to be denied, and again, if it's permitted by zoning, if it's as of right, if variances aren't required, it's very difficult for the Planning Board to deny that type of application. But what they do have control over, and this board in particular, is the aesthetic character of the house and sort of massing and scale and materials and that kind of thing.

MALE SPEAKER: Okay.

MS. UHLE: Again, you're welcome to come and look at plans in my department. I really feel terrible that you had to sit through the meeting because these are not terribly scintillating otherwise.

MALE SPEAKER: Let's say that it is further adjourned, how would we know?

MS. UHLE: We even actually -- not that you would know this until I tell you, we have a note at the bottom of the agenda to just check it online. The agenda is posted online.

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prior to the meeting. Even if it's revised, we put a revision date, so I would even check the day of the meeting to double check. You could also call and ask in my office. The best way is to check online and just look at the agenda. But if you look at it on a Thursday of the prior week, it may change by the following Monday or something. So just look at it the day of the meeting to make sure it's still on the agenda. Unfortunately, things do come off for a variety of reasons. Okay?

MALE SPEAKER: All right. Thank you.

THE CHAIRPERSON: Thank you for coming anyway and making the effort. We do appreciate that. Thank you.

So I would like to make a motion to close the Architectural Review Board meeting of May 4th, 2017.

MR. GARCIA-BOU: Second.

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